

**Residential Study Group (RSG)**  
**May 25, 2017**  
**6:00 p.m. – 8:00 p.m.**  
**Arlington Town Hall, First Floor Conference Room**  
**MEETING SUMMARY**

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Attendees: Steve McKenna, Town Manager appointee; Pasi Miettinen, Town Manager appointee; Wynelle Evans, Town Manager appointee; Jenny Raitt, Planning and Community Development; Jonathan Nyberg, industry rep; Bill Copithorne, industry representative; Rick Vallerelli, Inspectional Services; Town Meeting Member; Janice Weber, Town Meeting Member; Elizabeth Pyle, Town Meeting Member.

Jenny opened the meeting. The group made introductions.

The group debriefed the outcomes from Annual Town Meeting. It was great to have support at Town Meeting and the momentum to move forward.

The group then discussed priorities and next steps, including what to do with the survey results and how to address concerns about noise and blasting. The group briefly discussed when a regulatory process might be included. Another issue from the survey was some concern about the size and fit of new homes.

The group agreed that a follow-up survey should be conducted to builders and owners, maybe in January. The Good Neighbor Agreement will go into effect in September/ October. An additional inspector will help with enforcement. We might consider changing the survey and maybe work with Vision 2020, instead of using our own survey, to have a broader reach. We also need to look at homeowners of the new homes, not just builders.

For moving forward, we should consider what our housing stock is going to do for families of the future and be aware of aging-in-place issues, mobility issues, and the need for homes for larger families.

Jenny provided an update on the zoning recodification process – a first reading draft is expected within the next month. When it is received, the RSG will be provided a copy and asked to provide feedback to the consultants.

For the next meeting, the group requested that Rick make a presentation on how the zoning bylaw is used for reviews. This presentation could build upon the work he shared during last fall's site visits. We should also consider a visual library to show the various types of homes in Arlington. Wynelle would like to update her PowerPoint to address context and peoples' perceptions showing before/ after.

The group discussed priorities for moving forward and work groups:

- Inventory and analysis of existing housing stock

- Research a special permit for demolitions and reconstruction/ replacement
- Design guidelines and their relationship to historic reviews

The following subgroups formed:

- *Rock removal/ excavation and noise* – work with BOH – use the ARB's report to STM 16. Adam C. will facilitate the discussion with the BOH and Adam A and Liz will join
- *Energy efficiency* and size of existing homes and building new homes. RSG should reality check potential issues and concerns. Research on other municipalities on how their bylaws encourage new energy efficient homes. Pasi, Rick, Mike, Steve, Adam A, and Wynelle will work on this.
- *Accessory Dwellings* - Jonathan, Steve and Bill will work with members of the Housing Plan Implementation Committee who are also discussing this issue. Laura Wiener will coordinate the meeting.

The group set the next meeting date for July 26, 2017 at 6:45 p.m.